



TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: 860.561.7555 FAX: 860.561.7504
www.westhartfordct.gov

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split

☒ Special Use Permit

☐ Site Plan

☐ Lot Line Revisions

☐ Subdivision

☐ Building Line

FOR OFFICE USE ONLY

File #: 1272-LB-17

Date Received: 4.17.17

Street Address of Proposed Application: 289 South Main St.

Zone: _____ Acreage/Lot Area: _____ Parcel/Lot#: _____

Application Fee: — Surcharge Fee: — Affidavit Fee: —

Applicant's Interest in Property: Town owns + operates golf course, leases restaurant operations to Angelo Clinico/Rockledge Restaurant

Brief Description of Proposed Activity: TPZ look-back review of conditions for SUP 1272 (outdoor dining + snack shack, mobile refreshments)

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Town of West Hartford

Record Owner's Name

50 South Main Street

Street

West Hartford CT 06107

City State Zip

860-561-7510

Telephone #

Town of West Hartford - Rockledge Restaurant/

Applicant's Name

289 South Main Street

Street

West Hartford CT 06107

City State Zip

860-561-7510

Telephone #

Contact Person:

Helen Rubino-Turco, Director

Name

50 South Main Street

Street

West Hartford CT 06107

City State Zip

860-561-7510

Telephone #

helen.rtc@westhartfordct.gov

Email Address

Helen Rubino-Turco

Applicant's Signature

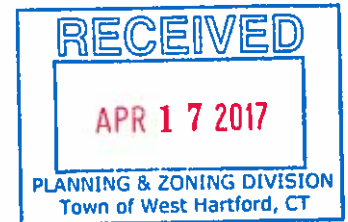
[Signature]

Signature of Owner/Authorized Agent

RECEIVED

APR 17 2017

PLANNING & ZONING DIVISION
Town of West Hartford, CT



April 17, 2017

Plan and Zoning Commission
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

**RE: Look-Back for Special Use Permit (Outdoor Dining) #1272 at Rockledge Golf Course,
289 South Main Street, West Hartford, CT, Property ID #5095 1 289 0001**

**Outdoor dining/sale of alcohol from Existing Deck, Existing Snack Shack, and New Mobile
Beverage Cart (SUP #1272 June 2015; look-back May 2017)**

Honorable Commissioners:

Over the past few years, Rockledge Golf Course has been the subject of several applications, including an ordinance change and a Special Use Permit to allow for the sale of beer and mixed drinks from a mobile refreshment cart. This SUP was approved on June 1, 2015, on condition that the permit be subject to a look-back in May, 2017. No issues have been reported, and the operations are running smoothly. The Town of West Hartford respectfully requests that you affirm the special use permit without reservation.

Background to SUP #1272

To refresh your memory, the Rockledge Clubhouse Building has one of the best views in town and free parking. Built in 1995, the facility houses the restaurant (Rockledge Restaurant/Angelo's On Main) on the upper floor, and the Pro-shop, men's locker room and women's locker room on the lower level. Its deck overlooks the golf course to the west, and the snack shack is nestled midway down the course.

It has become common and expected for golf courses to offer their patrons the opportunity to purchase beer or cocktails from snack bars or mobile carts. Numerous patrons and potential golf tournament schedulers desired this option. In order to stay competitive in the regional market, Rockledge Golf Club requested permission to sell beer (cans only) and pre-mixed cocktails at the golf course from the snack shack and a refreshment cart.

On March 24, 2015, the Town Council approved changes to a Town ordinance to allow for the sale of alcohol at golf courses, including from a snack bar and "any location on said golf course where food and/or beverages are served," which allowed for a mobile beverage cart (pursuant to sections 177-37.2 and 177-42A of the West Hartford Code of Ordinances).

Following that ordinance change, the Plan and Zoning Commission approved SUP 1272 on June 1, 2015 to allow for outdoor dining – not just from the existing deck attached to the Rockledge Restaurant within the exiting clubhouse building, but also from the existing snack shack and a new mobile refreshment cart. The restaurant vendor secured the necessary permits, and alcohol sales from these locations began in the summer of 2015. The Town of West Hartford's Department of Leisure Services is required to appear now for a look-back to report on compliance with the conditions placed by the TPZ upon its approval on June 1, 2015.

Look-Back for SUP #1272

The sale of beer (cans) and mixed drinks from the deck (56 seats), the snack shack and a mobile beverage cart was launched in the summer of 2015 and for the rest of the 2015 golfing season, and continued through the entire 2016 golfing season with modest success. The golf professional Rich Crowe reported an uptick in interest from potential tournaments, which we hope to see materialize in the upcoming golfing season. Patrons have availed themselves to refreshments at the restaurant, deck, snack shack and beer cart, and we expect modest revenue increases will continue to be seen in the coming season.

The operations have been carried out as stated in our original application. No complaints have been received by the Department of Leisure Services or the Town Planner's office. Efforts have been taken to operate this privilege with dutiful attention. The level of service at the Snack Shack continues and has been enhanced by the service of alcoholic beverages. Many patrons have continued to use the Snack Shack as they did before: they purchase food and beverages and enjoy them at one of the two picnic tables, or carry them as they continue along the golf course. No glass is used at the Snack Shack. Beverages are served to patrons in cans and plastic cups. Recycling bins have been placed throughout the golf course and at the snack shack for proper disposal of cans, cups and other litter associated with food and beverage service. The golf course superintendent, Al Adaskaveg, reports proper compliance with disposal of trash and responsible recycling habits.

The refreshment cart, as with the Snack Shack, only offers cans or plastic bottles to customers. Beer and pre-mixed alcoholic beverages are provided from this cart depending upon the time of day and/or the event being served.

Rockledge has been a valued and well-attended Town facility for decades and SUP #1272 helps ensure that it remains so into the future. Overall, play at Rockledge and at other golf courses nationwide has trended downwards in the past decade. We hope that the continued availability of alcoholic beverages on the course will encourage additional play, and will help Rockledge to sustain itself financially, thus bucking some portion of that national trend.

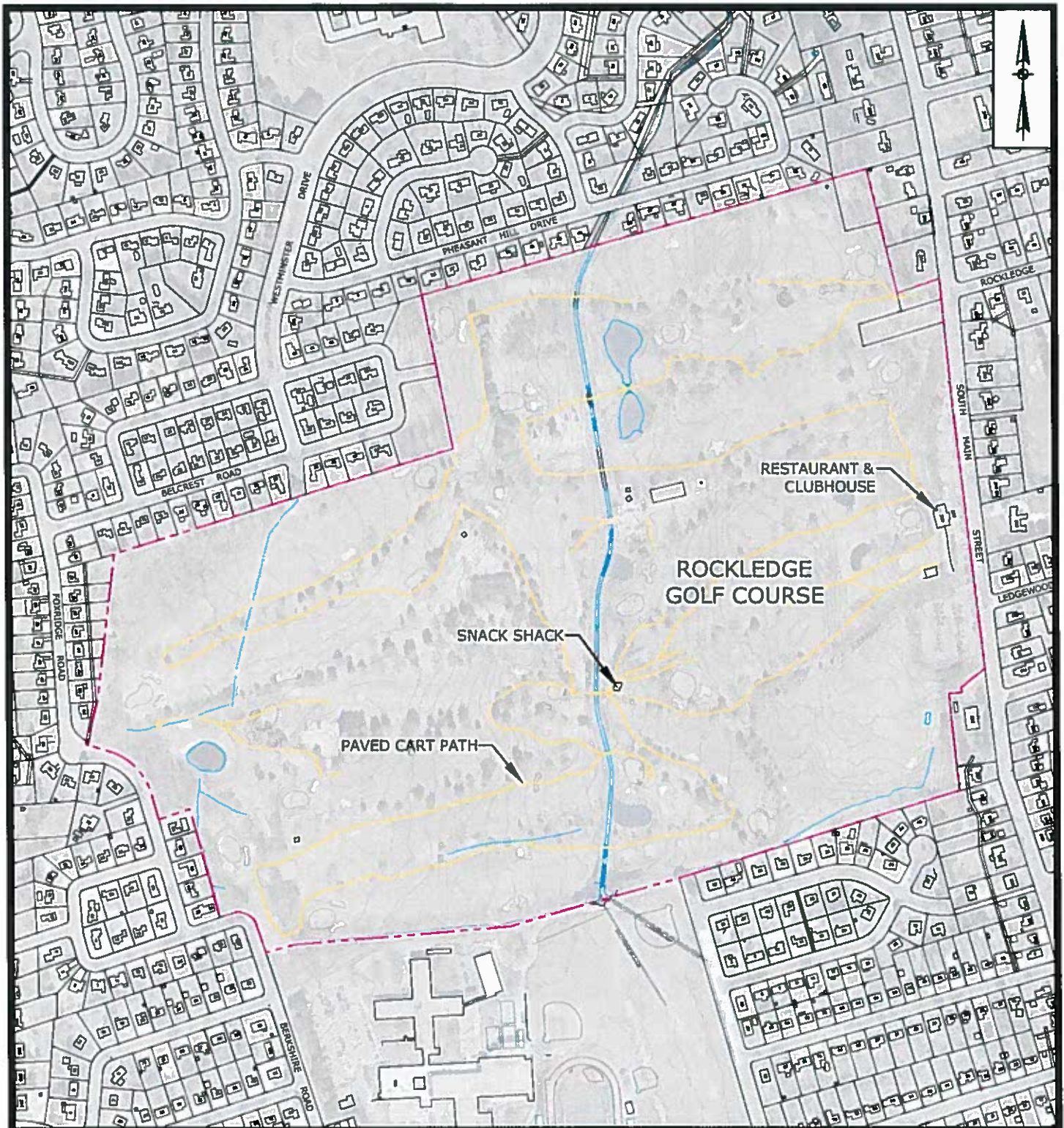
The Town thanks you for your consideration of the information provided in this Look-Back, and we look forward to discussing it further with you during your public hearing.

Sincerely,



Helen Rubino-Turco
Director of Human & Leisure Services

cc: Ronald Van Winkle, Town Manager



TOWN OF WEST HARTFORD

DIVISION OF ENGINEERING

ROCKLEDGE GOLF COURSE

289 SOUTH MAIN STREET

| | | | | | |
|-------------------|---------|-----------|-----|---------|----------|
| SCALE: | 1"=500' | DESIGNER: | GMS | DATE: | MAY 2015 |
| OVERALL SITE PLAN | | | | EXHIBIT | 1 |

Rockledge Restaurant | 289 South Main Street, West Hartford, Connecticut



View of Clubhouse with deck from golf course



View of Restaurant Deck with awning



View of Restaurant Deck



Two views of the snack shack and 2 picnic tables on paved patio.



Built in, high top deck table

ROCKLEDGE RESTAURANT – DECK SEATING 289 SOUTH MAIN STREET, WEST HARTFORD

Deck Seating

8 tables w/ 4 chairs each = 32 seats
8 tables w/ 2 chairs each = 16 seats
8 stool chairs at Boston Bar = 8 seats

Total Seating 56 seats

